

## SECTION 2: EXECUTIVE SUMMARY

### 2.1 - Proposed Project

The Marina Park project site is located in the City of Newport Beach, Orange County, California. Specifically, the project site is located on the Balboa Peninsula, along Balboa Boulevard, south of a public beach and the Newport Bay, west of 15<sup>th</sup> Street, and east of 18<sup>th</sup> Street.

The project has been divided into three phases that could be individually implemented:

**Phase 1** – Removal of mobile homes (coaches) and rough grading to create an open space area (consisting of materials that underlie the site) in place of the mobile home park; a new temporary restroom would be installed. All other structures on the site would remain.

**Phase 2** – Replacement of the open space area created in Phase I with new turf, additional pedestrian paths, and picnic facilities to enhance the public park, but no other changes from Phase 1 would occur.

**Phase 3** – Phase 3 would include the construction of the Balboa Center which includes the Multi-Purpose Building and Sailing Program Building; and construction of the Girl Scout House, parking areas, park, beach, tennis courts and a marina basin. The project would provide a “window on the Bay” from Balboa Boulevard and surrounding areas.

The public park created under Phase 3 would provide for passive and active areas. The passive areas would include an open lawn area and a water feature. The active areas would include a children’s play area and basketball half courts.

A public short-term visiting vessel marina is proposed to accommodate visiting vessels for up to 30 days. Utility hook-ups are proposed to be available for the marina. The Multi-purpose Building and the Sailing Program Building would include rooms for educational classes as well as community events. A small café would be located on the second story of the Sailing Program Building. Bathrooms and laundry areas also would be provided within the Sailing Program Building. Two tennis courts are proposed on the eastern portion of the site adjacent to 15<sup>th</sup> Street. In addition, an existing bathroom located on the public beach adjacent to 19<sup>th</sup> Street is proposed to be reconstructed. A new restroom facility (designed to look like a lighthouse) would be constructed adjacent to the children’s play area and a water feature.

Primary vehicular access to the project would be via West Balboa Boulevard at 16<sup>th</sup> Street and secondary access would be via an exit/entrance off of 15<sup>th</sup> Street. Public access to the beach would be provided by walkways within the proposed parks as well as an access provided along the western side of the proposed marina. Furthermore, 18<sup>th</sup> and 19<sup>th</sup> streets would still provide access to the public beach.

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## **2.2 - Areas of Controversy/Issues To Be Resolved**

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There are no areas of controversy to be resolved related to the proposed project.

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## **2.3 - Summary of Project Impacts**

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### **2.3.1 - Significant Unavoidable Adverse Environmental Effects**

There are no significant unavoidable adverse environmental effects that would occur as a result of implementing the proposed project.

### **2.3.2 - Summary of Significant Environmental Effects That Can Be Mitigated To Less Than Significant**

The following potentially significant environmental effects can be mitigated to a less than significant level:

Construction Air Quality  
Marine Biological Resources  
Archaeological resources  
Paleontological Resources  
Geologic Resources (earthquakes)  
Hazardous Materials (during demolition and construction)  
Water Quality  
Construction Noise

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## **2.4 - Summary of Alternatives**

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In accordance with Section 15126(d) of the CEQA Guidelines, Section 6.0 of this REIR includes a comparative evaluation of the proposed project with alternatives to the project. Additionally, the alternatives are discussed in terms of achieving the project objectives. This REIR includes an evaluation of the following alternatives to the proposed project:

- No Project/No Development Alternative
- Reduced Marina Alternative
- No Marina Alternative

This section includes a discussion of the Environmentally Superior Alternative. The No Project Alternative is environmentally superior to the project. However, this alternative fails to meet any of the project objectives and CEQA requires that when the No Project Alternative is environmentally superior then the Environmentally Superior Alternative shall be identified from among the other alternatives. Based on the evaluation in Section 6, the Environmentally Superior Alternative is the No Marina Alternative.

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## 2.5 - Mitigation and Monitoring Program

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CEQA requires agencies to set up monitoring programs for the purpose of ensuring compliance with the mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental effects as identified in the EIR. A mitigation monitoring program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the REIR.

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## 2.6 - Summary of Significant Environmental Impacts and Mitigation Measures

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For each issue area, Section 5.0 of this REIR includes the following detailed discussion and analysis: Regulatory Setting, Existing Conditions, Thresholds of Significance, Project Impacts, Cumulative Impacts, Mitigation Measures, and Level of Significance after Mitigation. **Table 2-1**, Executive Summary Matrix, summarizes the impacts of the proposed project and mitigation measures for those impacts. There are no impacts identified as “significant” after mitigation and thus the adoption of a statement of overriding considerations would not be required if the project is approved as proposed (CEQA Section 15093).

**Table 2-1** classifies impacts as: (1) No Impact; (2) Less than Significant; (3) Potentially Significant; (4) Significant; or (5) Beneficial. Mitigation measures are listed, as applicable, for each impact.

Table 2-1: Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>5.1 - Aesthetics</b>		
<b>5.1-A:</b> The project would not have a substantial adverse effect on a scenic vista. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.1-B:</b> The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.1-C:</b> The project would not substantially degrade the existing visual character or quality of the site and its surroundings. <b>Project-Specific</b> Less than significant <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.1-D:</b> The project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area. <b>Project-Specific</b> Less than significant	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative</b> Less than significant.		
<b>5.2 - Air Quality</b>		
<b>5.2-A:</b> The project could exceed the SCAQMD significance thresholds during the construction phase of the project <b>Project-Specific</b> Potentially significant impact. <b>Cumulative</b> Less than significant.	<b>MM 5.2-A.1.</b> During all phases of project construction, the City of Newport Beach shall limit grading and earth moving to no more than five acres per day. <b>MM 5.2-A.2.</b> During all phases of project construction, the City of Newport Beach shall ensure that the following methods to reduce fugitive dust emissions are undertaken: <ul style="list-style-type: none"> <li>Exposed soil and sand surfaces shall be watered periodically to reduce dust.</li> <li>Reduce speed on unpaved roads to less than 15 miles per hour.</li> </ul> <b>MM 5.2-A.3.</b> During Phase 3 project construction, the City of Newport Beach shall require tugboat(s) used in sand export activities to have a propulsion engine built after the year 2000 or meeting Year 2000 emission standards.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.2-B:</b> The project would not exceed the SCAQMD regional significance thresholds during operation. <b>Project-Specific</b> Less than significant <b>Cumulative</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.2-C:</b> The project would not cause or contribute to a carbon monoxide violation from project-related and cumulative traffic during operation. <b>Project-Specific</b> Less than significant <b>Cumulative</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.2-D:</b> The project could conflict with or obstruct implementation of the applicable air quality plan.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.2-E:</b> The project could violate an air quality standard or contribute substantially to an existing or projected air quality violation.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.2-F:</b> The project could result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.2-G:</b> The project could expose sensitive receptors to substantial pollutant concentrations.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 is required.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.2.A-1 through MM 5.2.A-3 are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.2-H:</b> The project would not create objectionable odors affecting a substantial number of people.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.2-I:</b> The project would not result in an increase in greenhouse gas emissions that would significantly hinder or delay the State's ability to meet the reduction targets contained in AB 32.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required. Nonetheless the project incorporates sustainable features.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<b>5.3 - Biological Resources</b>		
<p><b>5.3-A:</b> The project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b></p> <p><b>MM 5.3-A.1.</b> During Phase 3 construction, the City of Newport beach shall ensure that placement of dredge material on or adjacent to ocean beaches does not occur between March 31 and June 30.</p> <p><b>MM 5.3-A.2.</b> During Phase 3 construction, the City of Newport Beach shall require that sound abatement techniques be used to reduce noise and vibrations from pile-driving activities. At the initiation of each pile-driving event and after breaks of more than 15 minutes, the pile driving shall also employ a “soft-start” in which the hammer is operated at less than full capacity (i.e., approximately 40 to 60 percent energy levels) with no less than a 1-minute interval between each strike for a 5-minute period.</p> <p>A biological monitor shall be on-site to monitor effects on marine mammals, including flushing responses and symptoms of stress or damage. The biological monitor shall also note (surface scan only) whether marine mammals are present within 100 meters (333 ft) of the pile driving and, if any are observed, temporarily halt pile</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>driving until the observed mammals move beyond this distance.</p> <p><b>MM 5.3-A.3.</b> During Phase 3 construction, in the event of a construction vessel collision with a marine mammal, the City of Newport Beach shall immediately contact Mr. Joe Cordero, National Marine Fisheries Service Southwest Regional Office's Stranding Coordinator 562 980-4017) and will submit a report to the NMFS Southwest Regional Office.</p> <p><b>Cumulative</b></p> <p>Implementation of Mitigation Measures MM 5.7-A.1, MM 5.7-A.2, MM 5.3-A.1, and MM 5.3-A.2 would lessen impacts.</p>	
<p><b>5.3-B:</b> The project could have a substantial adverse effect on a sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p><b>Project-Specific</b></p> <p>Less than significant impact.</p> <p><b>Cumulative</b></p> <p>Less than significant impact.</p>	<p><b>Project-Specific</b></p> <p>Implementation of Mitigation Measures MM 5.7-A.1, MM 5.7-A.2, MM 5.3-A.1 and MM 5.3-A.2 would lessen impacts.</p> <p><b>Cumulative</b></p> <p>Implementation of Mitigation Measures MM 5.7-A.1, MM 5.7-A.2, MM 5.3-A.1 and MM 5.3-A.2 would lessen impacts.</p>	<p><b>Project-Specific</b></p> <p>Less than significant.</p> <p><b>Cumulative</b></p> <p>Less than significant.</p>
<p><b>5.3-C:</b> The project could have a substantial adverse effect on sandy intertidal habitat through direct removal, filling, hydrological interruption, or other means.</p> <p><b>Project-Specific</b></p> <p>Potentially significant impact.</p> <p><b>Cumulative</b></p> <p>Potentially significant impact.</p>	<p><b>Project-Specific</b></p> <p><b>MM 5.3-C.1</b> The City of Newport Beach shall mitigate the loss of 0.66 acres of sandy intertidal habitat at an acceptable location within Newport Bay, or at another southern California embayment, or by means of an in-lieu fee agreement. Mitigation shall be based upon a ratio determined by the City of Newport Beach. An in-lieu fee agreement option for contributing to a permitted or nearly-permitted mitigation project option will also be simultaneously pursued.</p> <p>A conceptual and final intertidal habitat mitigation plan shall be developed that further refines habitat losses, identifies mitigation goals, mitigation success criteria, costs, location, mitigation requirements, mitigation methods, monitoring, and mitigation success criteria. The mitigation plan will be included in the USACE and the California Coastal Commission (CCC) permit conditions.</p>	<p><b>Project-Specific</b></p> <p>Less than significant</p> <p><b>Cumulative</b></p> <p>Less than significant.</p>



Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>In accordance with Public Resources Code 21081.6, a mitigation monitoring plan must be developed to monitor the success of the habitat replacement.</p> <p><b>Cumulative</b> Implementation of mitigation measure MM 5.3-C.1 is required.</p>	
<p><b>5.3-D.</b> The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of California halibut nursery sites.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required. Implementation of Mitigation Measures MM 5.7-A.1, MM 5.7-A.2, and MM 5.3-A.2 would minimize impacts.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.3-E:</b> The project could conflict with policies or ordinances protecting biological resources, such as a tree-preservation policy or ordinance.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> <b>MM 5.3-E.1.</b> During all phases of construction, the City of Newport Beach shall ensure that removal of vegetation or other potential migratory nesting-bird habitat will be conducted outside of the avian nesting season (February through August). If removal of vegetation occurs during the avian nesting season, a preconstruction nesting bird survey shall be conducted no more than 7 days prior to this activity. If migratory birds are found to be nesting within or near the impact area, a buffer where no construction activities would occur would need to be established by a qualified biologist. This biologist would also determine when the nest is no longer active, at which time construction could resume.</p> <p><b>Cumulative</b> Implementation of Mitigation Measure MM 5.3-E.1 is required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.3-F:</b> The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b></p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b></p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>plan.</p> <p><b>Project-Specific</b></p> <p>No impact.</p> <p><b>Cumulative</b></p> <p>No impact.</p>	<p>No mitigation measures are required.</p>	<p>No impact.</p>
<b>5.4 - Cultural Resources</b>		
<p><b>5.4-A:</b> The project would not cause a substantial adverse change in the significance of an historical resource as defined in §15064.5.</p> <p><b>Project-Specific</b></p> <p>No impact</p> <p><b>Cumulative</b></p> <p>No impact.</p>	<p><b>Project-Specific</b></p> <p>No mitigation measures are required.</p> <p><b>Cumulative</b></p> <p>No mitigation measures are required.</p>	<p><b>Project-Specific</b></p> <p>No impact.</p> <p><b>Cumulative</b></p> <p>No impact.</p>
<p><b>5.4-B:</b> The project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. However, in the even of discovering unexpected resources this impact is considered potentially significant and mitigation is included.</p> <p><b>Project-Specific</b></p> <p>Potentially significant impact.</p> <p><b>Cumulative</b></p> <p>Potentially significant impact</p>	<p><b>Project-Specific</b></p> <p><b>MM 5.4-B.1.</b> If archeological artifacts are encountered during construction, the City of Newport Beach shall contact a Native American representative (as appropriate) and take measures to avoid the site, or shall record the site then cap or cover the site with a layer of soil before building over it. Alternatively, the City shall excavate the site under the supervision of a qualified archeologist in order to recover the scientifically consequential information relevant to the resource.</p> <p><b>Cumulative</b></p> <p>Implementation of Mitigation Measure MM 5.4-B.1 is required.</p>	<p><b>Project-Specific</b></p> <p>Less than significant.</p> <p><b>Cumulative</b></p> <p>Less than significant.</p>
<p><b>5.4-C:</b> The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p><b>Project-Specific</b></p> <p>Potentially significant impact.</p> <p><b>Cumulative</b></p>	<p><b>Project-Specific</b></p> <p><b>MM 5.4-C.1.</b> During Phase 3 construction, a qualified paleontologist shall be retained to observe grading activities and conduct salvage excavation of paleontological resources as necessary. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resources</p>	<p><b>Project-Specific</b></p> <p>Less than significant.</p> <p><b>Cumulative</b></p> <p>Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Potentially significant impact.	surveillance, and shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit the sampling, identification and evaluation of the fossils as appropriate. If additional or unexpected paleontological features are discovered, the paleontologist shall report such findings to the City Planning Department. If the paleontological resources are found to be significant, the paleontological observer shall determine appropriate actions, in cooperation with the City, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director. <b>Cumulative</b> Implementation of Mitigation Measure MM 5.4-C.1 is required.	
<b>5.4-D:</b> The project would not disturb any human remains, including those interred outside of formal cemeteries. <b>Project-Specific</b> Less than significant <b>Cumulative</b> Less than significant	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.5 - Geology and Soils</b>		
<b>5.5-A:</b> The project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground shaking and seismic-related liquefaction, and would not expose people or structures to such potential adverse effects with respect to:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)  iii) Seismic-related ground failure, including	<b>Project-Specific</b> <b>MM 5.5-A.1.</b> Prior to the issuance of a grading permit for Phase 3, the City of Newport Beach shall prepare a building foundation design to reduce the impacts of potential liquefaction and settlement. The foundation design shall conform to the recommendation of the geotechnical report prepared for the project, which include: <i>Site Preparation</i> – excavation of minimum of 12 inches and recompaction to provide recommended subgrade density; all activities to be observed by a geotechnical engineer. <i>Foundation</i> -- mat foundation for restroom facilities and small buildings and either a deep foundation system such as driven piles or stone columns with mat foundations for the Balboa Center. The specific foundation design for each proposed structure would require	<b>Project-Specific</b> Less than significant impact. <b>Cumulative</b> No impact.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>liquefaction.</p> <p><b>Project-Specific</b> Potentially significant impact.</p> <p><b>Cumulative</b> No impact.</p> <p>ii) Strong seismic groundshaking.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> No impact.</p> <p>iv) Landslides.</p> <p><b>Project-Specific</b> No impact</p> <p><b>Cumulative</b> No impact.</p>	<p>approval by the City of Newport Beach Building Department.</p> <p><i>Marina</i> – design specifications and construction techniques are recommended in the geotechnical report and shall be adhered to.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	
<p><b>5.5-B:</b> The project would not result in substantial soil erosion or the loss of topsoil.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.5-C:</b> The project could be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.</p> <p><b>Project-Specific</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> <b>MM 5.5-C.1</b> Implementation of Mitigation Measure MM 5.5-A.1 is required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative</b> No impact.		
<b>5.5-D:</b> The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.5-E:</b> The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.6 Hazards and Hazardous Materials</b>		
<b>5.6-A:</b> The project could create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. <b>Project-Specific</b> Potentially significant impact. <b>Cumulative</b> Less than Significant.	<b>Project-Specific</b> <b>MM 5.6-A.1.</b> Prior to demolition activities in Phase 1, the City of Newport Beach shall determine, through sampling and testing by a licensed laboratory, whether asbestos or lead-based paint materials, or PCBs are present within the existing onsite structures. If these materials are present, the City of Newport Beach shall require that these materials be handled in accordance with all applicable laws and regulations, and shall dispose of these materials in a landfill that accepts asbestos, PCB-containing materials, and lead-based paint. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than Significant. <b>Cumulative</b> Less than Significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.6-B:</b> The project could create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving a release of the hazardous materials into the environment.</p> <p><b>Project-Specific</b> Potentially Significant Impact.</p> <p><b>Cumulative</b> Potentially Significant Impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measure MM 5.6-A-1 is required.</p> <p><b>Cumulative</b></p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.6-C:</b> The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant..</p>
<p><b>5.6-D:</b> The project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.6-E:</b> The project is not located within an airport land-use plan or, within two miles of a public airport or public-use airport; the project would not result in a safety hazard for people residing or working in the project area.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.6-F:</b> The project is not located within the vicinity of a private airstrip; the project would not result in a safety hazard for people residing or working in the project area.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.6-G:</b> The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.6-H:</b> The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.		
<b>5.7 - Hydrology and Water Quality</b>		
<b>5.7-A:</b> The project could violate any water quality standards or waste discharge requirements. <b>Project-Specific</b> Potentially significant impact <b>Cumulative</b> Potentially significant impact.	<b>Project-Specific</b> <b>MM 5.7-A.1.</b> Prior to construction of each phase, the City of Newport Beach shall prepare a stormwater pollution prevention plan (SWPPP) for construction activities that describes best management practices (BMPs) to reduce the release of potential pollutants into surface water. The plan shall also identify how the BMPs will be implemented. The SWPPP shall include, but not be limited to, the following BMPs: <ul style="list-style-type: none"> <li>• <i>Dust Control:</i> Water will be sprayed periodically in newly graded areas to prevent dust from grading activities being blown on to adjacent areas (in conformance with Newport Beach Ordinance limiting water use).</li> <li>• <i>Construction Staging:</i> Specific areas will be delineated for storage of material and equipment, and for equipment maintenance, to contain potential spills.</li> <li>• <i>Sediment Control:</i> Sand bags or silt fences will be located along the perimeter of the site. Existing inlets and proposed area drains will be protected against intrusion of sediment.</li> <li>• <i>Tracking:</i> Tracking of sand and mud on the local street will be avoided by tire washing and/or road stabilization. Street cleaning (using a sweeper, no wash down activities are permitted) will be done if tracking occurs.</li> <li>• <i>Waste Disposal:</i> Specific area and/or methods will be selected for waste disposal. Typical construction waste include concrete, concrete washout, mortar, plaster, asphalt, paint, metal, isolation material, plants, wood products and other construction material. Solid waste will be disposed of in approved trash receptacles at specific locations. Washing of concrete trucks will be done in a contained area allowing proper cleanup. (Wash water would be</li> </ul>	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.



Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>discharged into sanitary sewer [as permitted], Baker Tank or settling basin.) Other liquid waste will not be allowed to percolate into the ground.</p> <ul style="list-style-type: none"> <li>• <i>Construction dewatering</i>: Construction dewatering, if required, will necessitate approval of permits by the California Regional Water Quality Control Board and the City.</li> <li>• <i>Maintenance</i>: Maintenance of BMPs will take place before and after rainfall events to insure proper operation.</li> <li>• <i>Training</i>: The SWPPP will include directions for staff training and checklists for scheduled inspections.</li> <li>• <i>Construction Vehicles</i>: Construction vehicles will be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles will be serviced outside of the project site area.</li> <li>• <i>Turbidity</i>: Activities shall not cause turbidity increases in bay waters that exceed: a) 20 percent if background turbidity is between 0 and 5 Nephelometric Turbidity Units (NTUs); b) 10 percent if background is between 50 and 100 NTUs; c) 10 percent if background turbidity is greater than 100 NTUs. Monitoring of turbidity in bay water adjacent to boat slip construction will be conducted daily during construction activities that may cause turbidity. If activities exceed the above criteria, construction activities associated with causing turbidity will be discontinued until the above criteria is met.</li> <li>• <i>Grease</i>: Construction activities will not cause visible oil, grease, or foam in the work area or in the bay.</li> <li>• <i>Silt curtains</i>: Silt curtains will be placed within the bay so that all effluent from dredging activities will be contained within the construction zone.</li> <li>• <i>Hauling Trucks</i>: The project construction contractors will ensure that trucks hauling soil material to and from the project site will be covered and will maintain a 2-inch differential between the maximum height of any hauled material and the top of the haul trailer. Haul truck drivers will water the load prior to leaving the site in order to prevent soil loss during transport.</li> <li>• <i>Heavy Equipment</i>: Limit heavy equipment use on the beach, as feasible, to areas away from the high-tide line during</li> </ul>	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>construction.</p> <ul style="list-style-type: none"> <li>• <i>Hydrogen Sulfide</i>: Provisions shall be made, as necessary, for the treatment of hydrogen sulfide to comply with water quality standards and to control odors from the dewatering process.</li> <li>• <i>Dredged Material</i>: The scow doors used to release dredged material remain closed until the scows are towed to the disposal site.</li> </ul> <p><b>MM 5.7-A.2.</b> As part of marina construction in Phase 3, the City of Newport Beach shall include mechanical devices within the marina basin design to enhance the movement and mixing of water within the basin. The use of mechanical devices shall meet the EPA guidelines for adequate tidal flushing (at least 70 percent exchange every 24 hours). One option could be the use of ovoids (propeller-type devices) that have been modeled, but the selection of the system to be installed shall be coordinated with and approved by US EPA, the Santa Ana RWQCB, and NOAA Fisheries.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-A.2 is required.</p>	
<p><b>5.7-B:</b> The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.7-C:</b> The project would not substantially alter the existing drainage pattern of area, including through the</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Cumulative</b> No impact.</p>
<p><b>5.7-D:</b> The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p> <p><b>Project-Specific</b> Beneficial impact.</p> <p><b>Cumulative</b> Beneficial impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Beneficial.</p> <p><b>Cumulative</b> Beneficial.</p>
<p><b>5.7-E:</b> The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.7-F:</b> The project could degrade water quality.</p> <p><b>Project-Specific</b> Potentially significant impact</p> <p><b>Cumulative</b> Potentially significant impact.</p>	<p><b>Project-Specific</b> Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-A.2 is required.</p> <p><b>Cumulative</b> Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	A.2 is required.	
<p><b>5.7-G:</b> The project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures required.</p> <p><b>Cumulative</b> No mitigation measures required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.7-H:</b> The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.7-I:</b> The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.7-J:</b> The project could be subject to inundation by seiche, tsunami, or mudflow.</p> <p><b>Project-Specific</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative</b> Less than significant		
<b>5.8 - Land Use and Planning</b>		
<b>5.8-A:</b> The project would not physically divide an established community. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.8-B:</b> The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.8-C:</b> The project would not conflict with any applicable habitat conservation plan or natural communities conservation plan. (See 5.3-F.) <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>5.9 - Noise</b>		
<p><b>5.9-A:</b> The project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> Less than significant impact.</p>
<p><b>5.9-B:</b> The project would not result in exposure of persons to excessive groundborne vibration or groundborne noise levels.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> Less than significant impact.</p>
<p><b>5.9-C:</b> The project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> Less than significant impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.9-D:</b> The project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p> <p><b>Project-Specific</b> Potentially Significant Impact</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b></p> <p><b>MM 5.9-D.1.</b> During all phases of construction, the City of Newport Beach shall ensure that all construction equipment on-site is properly maintained and tuned to minimize noise emissions and that construction equipment is fit with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.</p> <p><b>MM 5.9-D.2.</b> During Phase 3 construction, the City of Newport Beach shall ensure that noise abatement technology is used (e.g., shrouds and barriers) to minimize the sound from pile drivers; no pile driving shall take place outside the hours specified for construction activities in the City of Newport Beach Municipal Code, Section 10.28.040.</p> <p><b>MM 5.9-D.3.</b> During all phases of construction, the City Of Newport Beach department shall ensure that all stationary noise sources (e.g., generators, compressors, staging areas) are located as far from residential and recreational receptors as is feasible.</p> <p><b>MM 5.9-D.4.</b> During all phases of construction, material delivery, soil haul trucks, equipment servicing, and construction activities shall be restricted to the hours set forth in the City of Newport Beach Municipal Code, Section 10.28.040.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant impact.</p> <p><b>Cumulative</b> Less than significant impact.</p>
<p><b>5.9-E:</b> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the project would not expose people residing or working in the project area to excessive noise levels.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>5.9-F:</b> For a project within the vicinity of a private airstrip, the project would not expose people residing or working in the project area to excessive noise levels.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<b>5.10 - Public Services</b>		
<p><b>5.10-A:</b> The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.</p> <p><b>Project-Specific</b> Less than significant</p> <p><b>Cumulative</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>Impact 5.10-B:</b> The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.</p> <p><b>Project-Specific</b> Less than significant</p>	<p><b>Project-Specific</b> No mitigation is required.</p> <p><b>Cumulative</b> No mitigation is required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>



Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative</b> Less than significant		
<p><b>5.10-C:</b> The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools.</p> <p><b>Project-Specific</b>  Less than significant.</p> <p><b>Cumulative</b>  Less than significant.</p>	<p><b>Project-Specific</b>  No mitigation measures are required.</p> <p><b>Cumulative</b>  No mitigation measures are required.</p>	<p><b>Project-Specific</b>  Less than significant.</p> <p><b>Cumulative</b>  Less than significant.</p>
<p><b>5.10-D:</b> The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks.</p> <p><b>Project-Specific</b>  No impact.</p> <p><b>Cumulative</b>  No impact.</p>	<p><b>Project-Specific</b>  No mitigation measures are required.</p> <p><b>Cumulative</b>  No mitigation measures are required.</p>	<p><b>Project-Specific</b>  No impact.</p> <p><b>Cumulative</b>  No impact.</p>
<b>5.11 - Transportation and Traffic</b>		
<p><b>5.11-A:</b> The project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system and that exceeds, either individually or cumulatively, a level-of-service</p>	<p><b>Project-Specific</b>  No mitigation measures are required.</p> <p><b>Cumulative</b></p>	<p><b>Project-Specific</b>  Less than significant.</p> <p><b>Cumulative</b></p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>standard for intersections established by the City.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>	No mitigation measures are required.	Less than significant.
<p><b>5.11-B:</b> The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>
<p><b>5.11-C:</b> The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.11-D:</b> The project would not result in inadequate emergency access.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>5.11-E:</b> The project would not result in inadequate parking capacity. <b>Project-Specific</b> Less than significant <b>Cumulative</b> Less than significant..	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>Impact 5.11-F:</b> The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). <b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.12 - Utilities and Service Systems</b>		
<b>5.12-A:</b> The project would not exceed wastewater treatment requirements of the Orange County Sanitation District. <b>Project-Specific:</b> No impact. <b>Cumulative</b> No impact.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> No impact. <b>Cumulative</b> No impact.
<b>5.12-B:</b> The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. <b>Project-Specific</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Cumulative</b> Less than significant.		
<b>5.12-C:</b> The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. <b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.12-D:</b> The project would have sufficient water supplies available to serve the project from existing entitlements and resources; new or expanded entitlements are not needed. <b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.
<b>5.12-E:</b> The project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. <b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.	<b>Project-Specific</b> No mitigation measures are required. <b>Cumulative</b> No mitigation measures are required.	<b>Project-Specific</b> Less than significant. <b>Cumulative</b> Less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact 5.12-F:</b> The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</p> <p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.12-G:</b> The project would comply with federal, state, and local statutes and regulations related to solid waste.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>
<p><b>5.12-H:</b> The project would not have a substantial impact on the provision of natural gas and electrical services.</p> <p><b>Project-Specific</b> No impact.</p> <p><b>Cumulative</b> Less than significant.</p>	<p><b>Project-Specific</b> No mitigation measures are required.</p> <p><b>Cumulative</b> No mitigation measures are required.</p>	<p><b>Project-Specific</b> Less than significant.</p> <p><b>Cumulative</b> Less than significant.</p>